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Whalebone Lane North, Romford, RM6 6RD
Asking Price £450,000

Nestled on Whalebone Lane North in the charming area of Romford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built in 1930, the property boasts a generous living space of 1,055 square feet, making it an ideal home for families or those seeking extra room to breathe.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with family. The property also includes a bathroom, ensuring that all essential amenities are readily available.

One of the standout features of this home is the large garden, which offers a wonderful outdoor space for gardening, play, or simply unwinding in the fresh air. This private garden is a rare find in urban settings and adds significant value to the property.

Conveniently located within approximately 0.9 miles of the nearest train station, residents will benefit from excellent transport links, making commuting to London and beyond a breeze. This prime location also provides easy access to local shops, schools, and parks, enhancing the overall appeal of the area.

In summary, this charming mid-terrace house on Whalebone Lane North is a fantastic opportunity for those looking for a spacious and well-located family home in Romford. With its three bedrooms, large garden, and proximity to transport links, it is sure to attract interest from a variety of buyers.

Locality:

Whalebone Lane North is a well-connected suburban area situated within the Chadwell Heath district, spanning the border of Havering and Barking & Dagenham in East London. The area features a diverse mix of housing, including terraced, semi-detached, and flats, with a young and ethnically varied population.

Residents benefit from excellent transport links, including several bus routes (such as the 62, 66, 362, and N86) and proximity to Chadwell Heath and Romford stations, offering Elizabeth line and Overground services. The Central line is also accessible via nearby stations like Hainault and Newbury Park. Local amenities include schools such as The Warren School, GP surgeries, dental clinics, and convenience shops, with more extensive retail and leisure facilities found in nearby Romford town centre.

With good access to education, healthcare, and public transport, Whalebone Lane North is a practical and appealing location for families, professionals, and commuters alike

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: D
Annual Council Tax Estimate: £2,098 pa
Flood Risk:
Rivers & Seas-Very low
Surface Water- Very low

Hallway
5'8" x 12'10" (1.74 x 3.93)
Textured ceiling, double radiator, carpeted flooring and power points.

Reception One
12'0" x 13'8" (3.66 x 4.19)
Double glazed bay window to front aspect, textured ceiling, double radiator, carpeted flooring and power points.

Reception Two
10'7" x 13'8" (3.24 x 4.18)
Double glazed window to rear aspect, textured ceiling, double radiator, carpeted flooring and power points.

Kitchen
9'2" x 12'5" (2.8 x 3.79)
Double glazed window to rear aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with gas oven and hob, sink with double drainer, extractor with hood, space for fridge freezer plumbing for washing machine and power points.

First Floor Landing
First Floor Bathroom
6'1" x 6'10" (1.87 x 2.10)
Double glazed window to side aspect, tiled flooring and part tiled walls, single radiator, extractor fan, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap, low level flush w/c.

Bedroom One
10'5" x 15'3" (3.18 x 4.66)
Double glazed bay window to front aspect, textured ceiling, double radiator, carpeted flooring, build in wardrobe and power points.

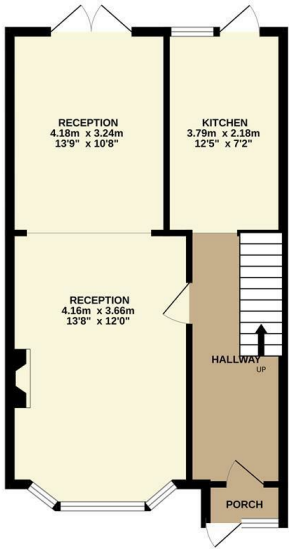
Bedroom Two
9'7" x 12'8" (2.93 x 3.87)
Double glazed window to rear aspect, textured ceiling, double radiator, carpeted flooring and power points.

Bedroom Three
6'2" x 9'1" (1.88 x 2.78)
Double glazed window to front aspect, textured ceiling, double radiator, carpeted flooring and power points.

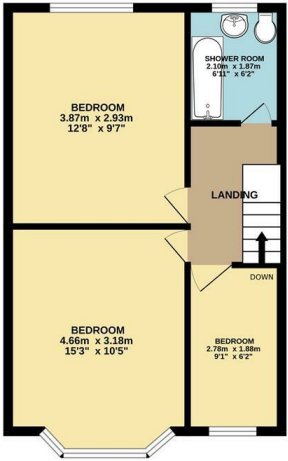
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
47.0 sq.m. (506 sq.ft.) approx.



1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 89.0 sq.m. (958 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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